



Public Hearing

PDD-08-05(B)

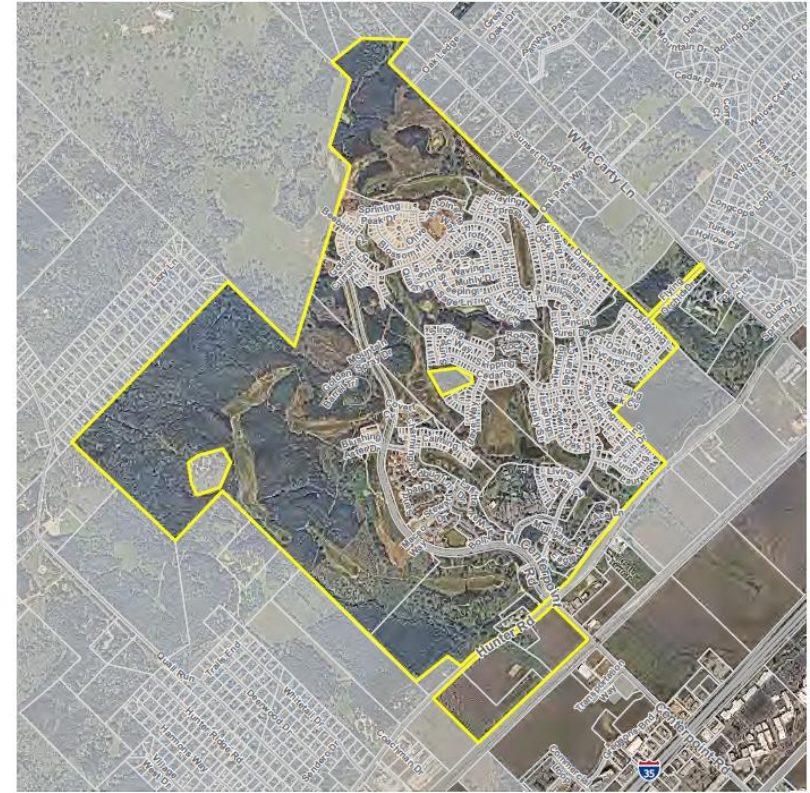
Kissing Tree PDD Amendment

Consider approval of Ordinance 2024-25, on the second of two readings, amending the regulations and standards of the Paso Robles (Kissing Tree) Planned Development District (PDD), consisting of approximately 1,338.58 acres of land, generally located in the area of Centerpoint Road and Hunter Road, establishing, among other things, a reduction in the total number of residential units in the Mixed Use portion of the development west of Hunter Road, and allowing all of those residential units to be active adult dwelling units for use by adults aged 55 and over, in Case No. PDD-08-05(b) (Kissing Tree second amendment); including procedural provisions; and providing an effective date.



Property Information

- Approximately 1338.58 acres
- Located at the intersection of Centerpoint Rd. & Hunter Rd.
- Located within City Limits



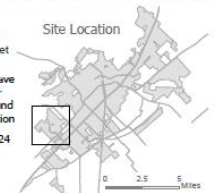
- Subject Area
- Parcel
- ETJ



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Date: 4/24/2024

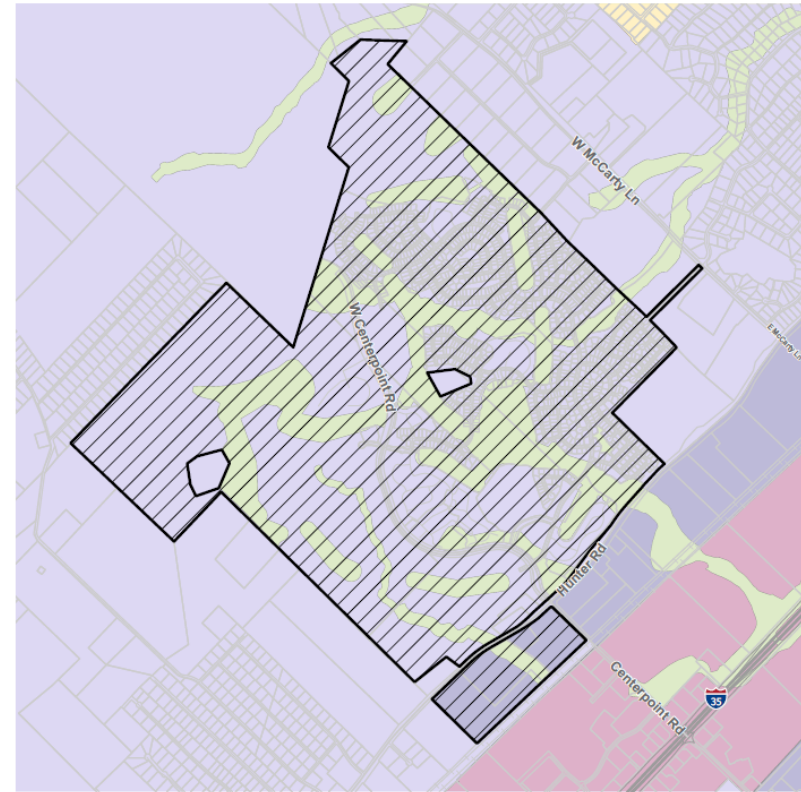
SAN MARCOS Planning and Development Services



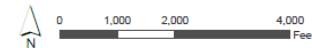


Context & History

- Approximately half of the development has been built out – includes residential, parks, and community center
- Surrounding Uses
 - Vacant/ Agricultural
 - Single Family Residential
 - Personal Services
 - Highway Commercial
- Kissing Tree PDD adopted via Ordinance in October 2010, amended in 2011



- Subject Area
- Parcels
- Employment Area
- Medium Intensity
- Low Intensity
- Existing Neighborhood
- Open Space



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Date: 4/28/2024

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Context & History

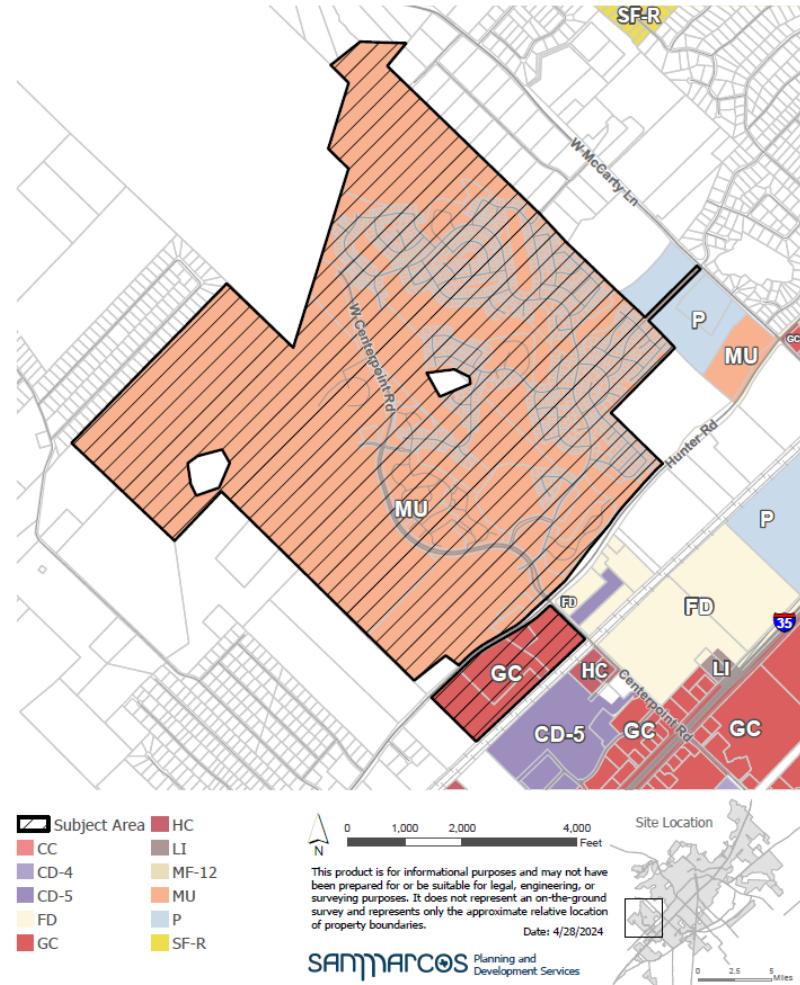
- Existing Zoning:

Mixed Use (MU)

- 1,278 acres west of Hunter Road

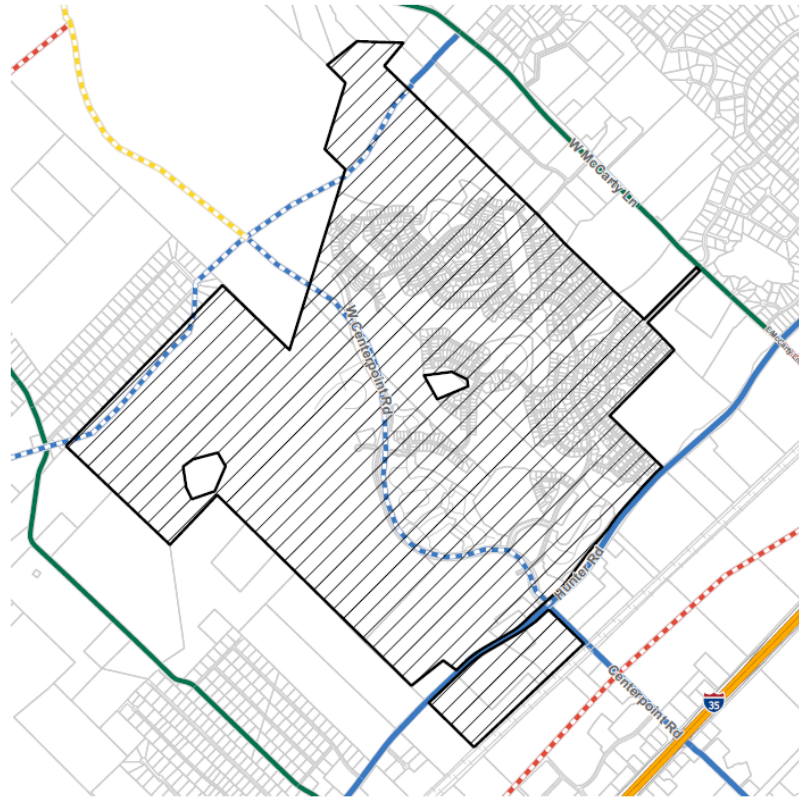
General Commercial (GC)

- 60 acres southeast of Hunter Road
- “Commercial/ Multifamily”



PDD-08-05(B)

Paso Robles (Kissing Tree) Amendment

Transportation
Master Plan

- Subject Area
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St

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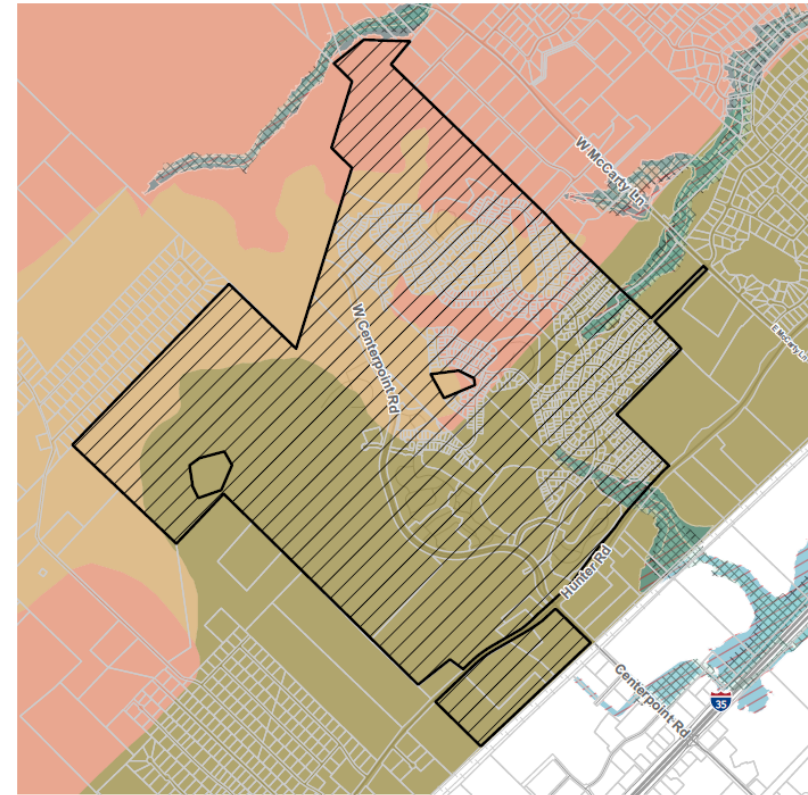
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PDD-08-05(B)

Paso Robles (Kissing Tree) Amendment

Environmental
Features

- Subject Area
- Railroad
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Contributing Zone within Transition Zone
- Recharge Zone
- Transition Zone

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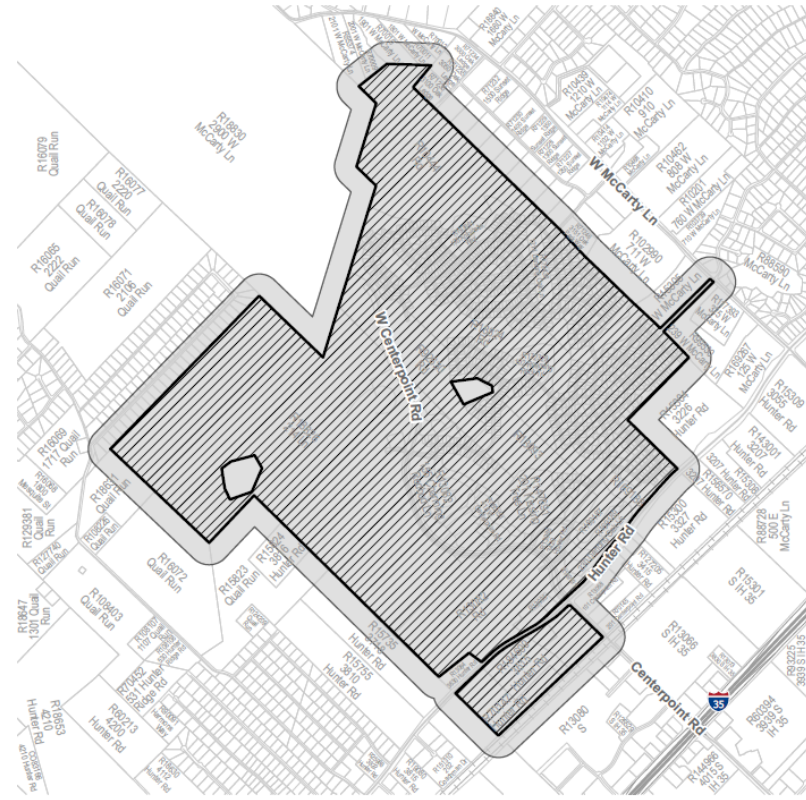
Proposed Changes

- Updates to in-text Land Use Summary, Concept Plan Exhibit, Open Space Plan Exhibit
- Decrease in residential units in Mixed Use portion
 - 3,450 to 3,150
- All units can be active adult units
 - Limit of 2,850 to none
- Right-of-way dedication agreement for Centerpoint Road improvements

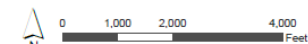
PDD-08-05(B)

Kissing Tree PDD Amendment

Notification



- Subject Area
- 400ft Buffer
- Parcel



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Recommendation

The Planning and Zoning Commission recommended approval of PDD-08-05(B) as presented with an 8-0 vote.

- Discussion Topics
 - Minor changes requested in PDD amendment
 - Consistency with Development Agreement
 - Reason for applicant request for fewer units
 - Reallocation of residential land to civic and parkland
 - Notification verbiage

Staff recommends **approval** of PDD-08-05(B) as presented.